



# Winchfield House

Hampshire



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An exceptionally fine and imposing  
Georgian, Grade II\* listed house in an  
elevated setting, with splendid views across  
the gardens, grounds and lake.

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Winchfield House, Odiham Road, Winchfield, Hampshire, RG27 8BS

Odiham: 3.7 miles, Winchfield mainline station: 0.6 miles (London Waterloo from 50 mins),  
Hartley Wintney: 1.2 miles, Farnham: 10.5 miles, M3 (J5): 3.4 miles

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*Features:*

Reception hall | Drawing room | Dining room | Sitting room  
Study | Kitchen/breakfast room | Cloakroom

Principal bedroom with en suite bathroom  
6 Further bedrooms (3 en suite) | 2 Family bathrooms  
2 Bedroom staff apartment

5 Bedroom coach house | Equestrian facilities  
Outdoor arena | 17 Stables

Stable manager's cottage | Garaging

Swimming pool

Gardens | Grounds | Woodlands | Lake

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Approx 50 acres in all









### *The property*

Originally mentioned in the Domesday Book of 1086, the present Georgian house was built circa 1767 by Lord George Beauclerk, 6th son of the first Duke of St Albans. Winchfield House was the seat of the Beauclerk family until the 1850's when it was sold to Spencer Charrington, in whose family it remains today.

The house has an elegant, broadly symmetrical design with interesting half-octagonal projecting centre. The beautifully proportioned reception rooms, indicative of the era, are set around a central large reception hall, the focal point of which at one end are two tall windows and a graceful, sweeping staircase at the other.

Upstairs, the landing affords a sense of generous space and light from which the principal bedrooms are accessed. There are 5 bedroom suites on the first floor. There is a half attic housing 2 further bedrooms, bathroom, sitting room/additional bedroom, kitchenette and store room.

The basement, which provides hints to a bygone era with its substantial scullery, utility areas, cellars and stores, also houses an office and a self-contained 2 bedroom staff flat.

Within the landscaped gardens, there is a heated swimming pool with attractive pool house.

The parkland surrounding the property encompasses a lake, wooded areas, pasture and formal gardens. The land extends in all to approximately 50 acres. The natural topography and historic development of the landscape give the park and its surroundings a mature and characterful identity.

There is a separate, refurbished, Grade II listed Coach House, which is beautifully presented throughout. It is currently used as one property but the layout affords the possibility of reverting back to 2 separate cottages. The Coach House has a delightful, private garden with views over the land owned by Winchfield House.

The equestrian facilities at Winchfield House include: a manège within the old walled garden, 17 stables, tack room, feed store, hay barn, wash down area, stores and a one bedroom stable manager's cottage. These facilities are currently let.

### *Location*

In 1838 a railway station was built at Winchfield. It was the terminus point for all rail services from London. Thereafter all mail was distributed to the rest of the South by mail coach. The village continues to benefit from a highly accessible commuter station, with services to London (from 50 mins). The Basingstoke Canal, completed in 1794, which connects Odiham with the River Wey and the River Thames, runs approximately 2.5 miles to the south of the village and benefits from scenic routes for dog walking, barge trips, canoeing, angling and paddle boarding.

Winchfield village has a 12th century church, two pubs and a village hall.

The picturesque market town of Odiham, with its wide Georgian High Street, is 3 miles to the South West and the first Hampshire settlement mentioned in the Domesday book due to its status as a royal manor. Today its historic high street provides an extensive range of local amenities, including shops, restaurants, coffee shops, a supermarket and pubs.

Hartley Wintney has a village cricket pitch and the central common Mildmay Oaks, is 2 miles to the north east. Basingstoke, approximately 8 miles away, is the largest town in Hampshire and hosts an excellent range of shopping outlets including 130 stores within Festival Place, two theatres, a cinema and various leisure facilities.

The area is well connected for access to London and the West from either the M3 or M4 motorways. Heathrow Airport is approximately 26 miles from the property.

















### *Schools*

Alton School, Lord Wandsworth College, Wellington College, Eagle House, Farnborough Hill, St Nicholas' School, Sherfield School and Daneshill School

### *Directions*

From Odiham take the B3016 towards Hartley Wintney passing through the hamlet of Whitehall and entering Winchfield. Continue through the village passing the turning to Winchfield Station and proceed under the bridge. The entrance drive to Winchfield House will be found after a short distance on the right hand side.

### *General Remarks and Stipulations*

**Services:** Mains electricity and water, private drainage, oil-fired central heating

**Tenure:** Freehold

**Local Authority:** Hart District Council

**Council Tax:** Winchfield House band H

Coach House 1 Band D

Coach House 2 Band D

Stable Cottage Band A

**Listing:** Grade II\* listed

**Guide Price:** £3,500,000

**Fixtures and Fittings:** All fixtures and fittings are specifically excluded from the sale but some items may be available by separate negotiation.

**Agents Note:** The equestrian facilities are currently let. For further information please contact Strutt and Parker.



*Coach House Interior*

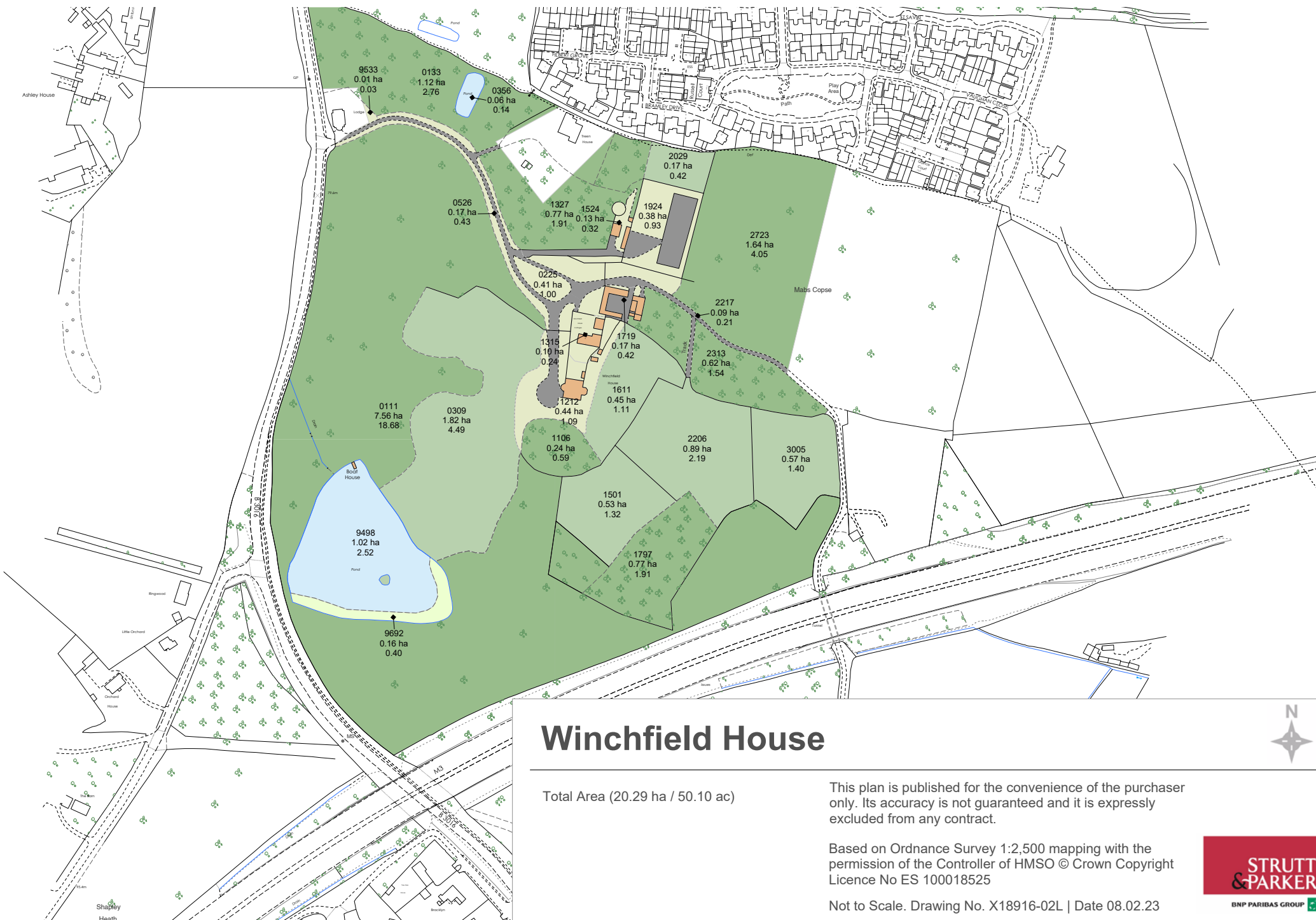


*Coach House Interior*



*Coach House Interior*





# Winchfield House

Total Area (20.29 ha / 50.10 ac)

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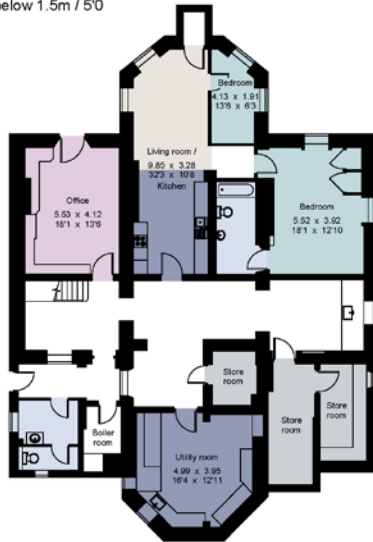
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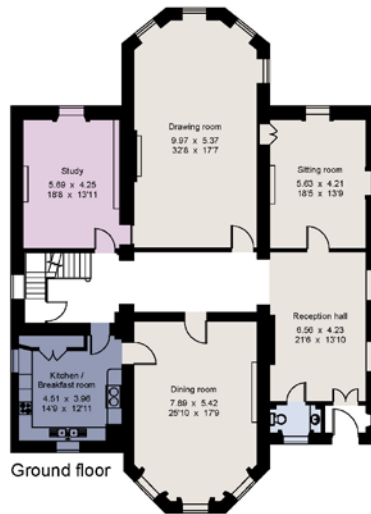


Winchfield House, Winchfield  
Gross internal area (approx) 871.2 sw m/ 9,378 sq ft

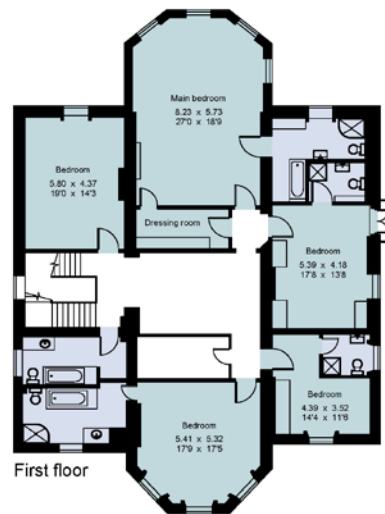
--- reduced headroom below 1.5m / 5'0



Lower ground floor



Ground floor



First floor



Second floor

Winchfield, Hook

Gross internal area (approx)

The Coach House 236.9 sq m/ 2,549 sq ft

Garage Building 69.7 sq m/ 750 sq ft

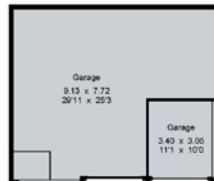
Stable Cottage 50.3 sq m/ 541 sq ft

Outbuildings 330.8 sq m/ 3,560 sq ft

Total 306.6 sq m/ 3,299 sq ft

For identification only - Not to scale  
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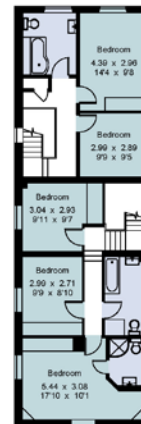
Garage



Coach House



Ground floor

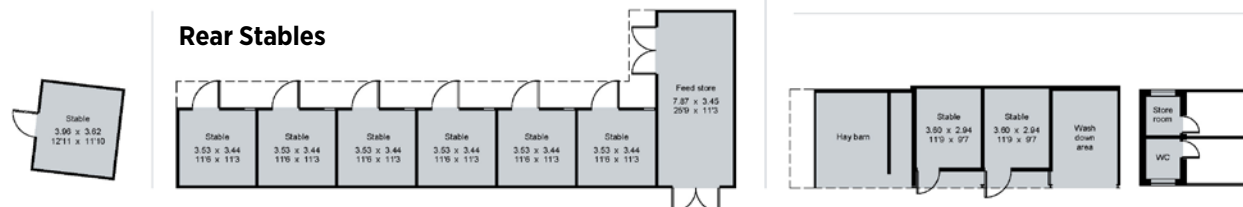


First floor

Stables / Stable Cottage



Rear Stables





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*Strutt & Parker Odiham*  
82 High St, Odiham, Hook RG29 1LP

+44 (0) 1256 702892  
odiham@struttandparker.com  
struttandparker.com

*Strutt & Parker London*  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

Over 45 offices across England  
and Scotland, including Prime  
Central London



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